

SHORT FORM WARRANTY DEED

David Lee Noyes, Jr., Joshua Allen Noyes and Russell Martin Noyes, of Canton, Maine (collectively, "Grantor"), FOR CONSIDERATION PAID, grant to **Western Maine Realty, LLC**, a Maine limited liability company with a mailing address of 549 South Street, Quincy, MA 02269 ("Grantee") WITH WARRANTY COVENANTS certain real property, together with any improvements thereon, located in the Town of Canton, Oxford County, Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.

Being a portion of the premises conveyed to the Grantor by Deed of Distribution from Allen G. Noyes, Personal Representative of the Estate of David Lee Noyes, a/k/a David Lee Noyes, Sr., dated May 18, 2004 and recorded in the Oxford County Registry of Deeds (Eastern District) in Book 3672, Page 96.

WITNESS our hands and seals this 18 day of June, 2012.

WITNESS:

Name:

David Lee Noyes, Jr.  
David Lee Noyes, Jr.

Name:

JOSHUA ALLEN NOYES  
Joshua Allen Noyes

Name:

Russell Martin Noyes  
Russell Martin Noyes

State of Maine

County of Oxford, S.S.

June 18, 2012

David Lee Noyes, Jr.

PERSONALLY APPEARED the above-named JOSHUA ALLEN NOYES and acknowledged the foregoing instrument to be his free act and deed. RUSSELL MARTIN NOYES

Before me,

Carol A. Sweatt

Print Name: CAROL A. SWEATT

Notary Public / ~~Attorney at Law~~

Notary Commission Expires: 12-28-2018

MAINE REAL ESTATE  
TRANSFER TAX PAID



## EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of CANTON, County of OXFORD, State of MAINE, bounded and described as follows, to wit:

COMMENCING at a point in the centerline of an old road on the easterly line of land now or formerly of William Paul, said point being situated 772 FEET, more or less, from the iron pin set in the ground on the southerly line of land now or formerly of G. H. Virgin and at the northwest corner of land as described in deed of Charles F. LaBrecque to Lewis H. Ridley and Thomas Joudrey, dated June 25, 1992;

THENCE in an easterly direction, along the centerline of said old road, to the westerly line of land now or formerly of John Rollins and land now or formerly of Effie Conant;

THENCE southerly, along the westerly line of land now or formerly of John Rollins, and land now or formerly of Effie Conant, a distance of 1,174 FEET, more or less, to an iron pin set in the ground at the northerly boundary of land now or formerly of Ira Paine, and land now or formerly of Samuel Hayden;

THENCE westerly, along the northerly boundary of land now or formerly of Ira Paine, and land now or formerly of Samuel Hayden, a distance of 1,752 FEET, more or less, to an iron pin set in the ground at the easterly boundary of land now or formerly of William Paul;

THENCE northerly, along line of land now or formerly of William Paul, a distance of 1,378 FEET, more or less, to the centerline of the old road and being the POINT OF BEGINNING.

EXCEPTING and RESERVING, unto Lewis H. Ridley, his heirs and assigns, the right to hunt on the entire property, as described in the deed from Charles F. LaBrecque to Lewis H. Ridley and Thomas Joudrey, dated June 25, 1992, and recorded in the Oxford County Registry of Deeds, in Book 1912, at Page 179.

ALSO, EXCEPTING, out of the above described property, that portion thereof conveyed to Steve Morse by Thomas Joudrey, by his warranty deed dated June 8, 1999 and recorded in the Oxford County Registry of Deeds, Eastern District, on June 14, 1999 in Book 2712, Page 139; and that portion conveyed to Paul Bates by deed dated April 4, 2001 and recorded in said Registry of Deeds in Book 2932, Page 312.

The property herein conveyed is subject to, and benefited by, as the case may be, the following:

1. The rights and easements as described in a Quitclaim Deed from Thomas Joudrey to Lewis H. Ridley dated October 6, 1994 and recorded in the Oxford County Registry of Deeds, Eastern District, in Book 2165, Page 203.
2. The rights and easements as described in a Quitclaim Deed from Lewis H. Ridley to Thomas Joudrey dated October 6, 1994 and recorded at the Oxford County Registry of Deeds, Eastern District, in Book 2165, Page 205.

3. The rights and easements as described in a Warranty Deed from Thomas Joudrey to Steve Morse dated June 8, 1999 and recorded in the Oxford County Registry of Deeds, Eastern District, in Book 2712, Page 139.

Received  
Recorded Register of Deeds  
Jun 21, 2012 01:49P  
Oxford East County  
Patricia A. Shearman

NOTARIAL PUBLIC  
JOHN A. SAWYER & NELSON  
ATTORNEYS AT LAW  
100 MIDDLE STREET  
PORTLAND, MAINE 04101